

**CITYWIDE GROWTH
MANAGEMENT
CITY OF CAMBRIDGE**

*City Council Roundtable
March 27, 2000*

GROWTH MANAGEMENT BACKGROUND

■ Growth Policy Document 1992

■ CRGM Petition 1997

Chief Concerns:

Density

Heights/Setbacks

Transitions

Public Notice/Review

GROWTH MANAGEMENT BACKGROUND

- Council Action on CRGM Petition:
 - *Limited Heights*
 - *Open Space Zoning*
 - *Permit Notices*
- Further Study Recommended
- City Manager Appointed CGMAC in Fall 1997

A PARTICIPATORY PROCESS

■ Public Workshops & Outreach

- Backyards June, 1998
- Transitions October, 1998
- Goals & Vision February, 1999
- Scenarios March, 1999
- Policy Background April, 1999
- Zoning Proposals January, 2000

■ Citywide Growth Management Advisory Committee

■ City Council Roundtables

■ Planning Board Discussions



EMERGING VISION

- Visioning Workshops
Spring 1999
- Residents Rated
Community Goals
- Responses Received by
mail, e-mail, and drop-
off

These lists are written for the Council Policy Goals taken from the 1999 Council Policy Document.
"Success is a Wholesome Plan for the Future." The goals are listed in the table below. The table is an
update. Please rate the goals below and bring them to the next meeting. If you cannot
attend, send it to: Cambridge Community Development, 27 Devon St., Cambridge, MA 02139

How Do You Rate These Goals?

Circle the number for the Council Policy Document: "Wholesome Plan for the Future"

	1	2	3	4	5	6	7	8	9	10
1. To ensure the safety and security of the city's residents and visitors. This includes ensuring the safety of the city's residents and visitors.										
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To download additional copies go to: <http://www.cambridge.gov/cdd/cdd/policygoals.html>

EMERGING VISION

- A richly diverse population
- Intermixture of living and work
- Encouraging non-auto travel
- Appropriate economic development
- On-going public input on development

EARLY ACTION AREAS

■ Inclusionary Zoning

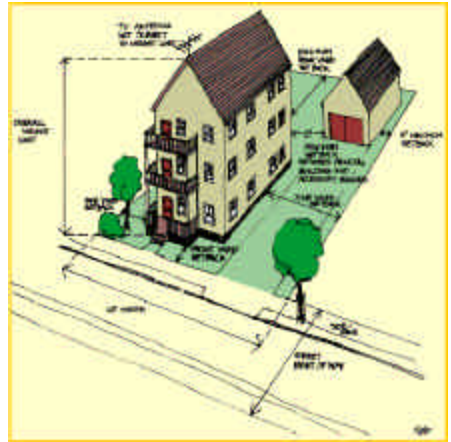
- Adopted March 1998

■ Backyard Zoning

- Adopted July 1999

■ Transitions to Residential Districts

- Hammond Street
- Banks Street
- Mahoney's Site



CURRENT ACTION AREAS

- Density "FAR" Adjustments
- Project Review
- Parking Revisions
- Housing Opportunities

DENSITY “FAR” ADJUSTMENTS

What can FAR adjustments accomplish?

- Reduce overall density
- Reduce cumulative traffic impacts
- Encourage housing
- Encourage development near transit

Current proposals affect commercial and high-density residential districts

DENSITY “FAR” ADJUSTMENTS

We are studying impacts on:

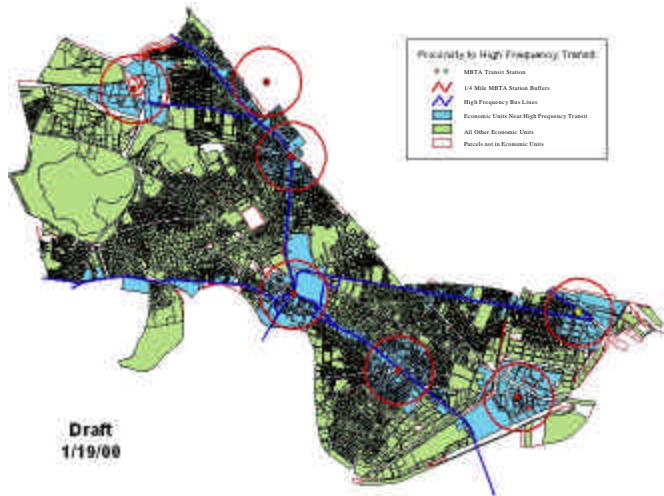
- Traffic
- Jobs
- Housing
- Taxes

DENSITY “FAR” ADJUSTMENTS

Alternative approaches to FAR reduction:

- **Status Quo** - illustrates build-out expected over 20 years without any FAR adjustments.
- **Across-the-Board** - reduces FAR uniformly.
- **Transit and Use Sensitive** - adjusts FAR based on proximity to transit and type of use.
- **Housing Incentive** - reduces FAR for retail and office.
- **District-by-District Revisions** - adjusts FAR based on transit proximity and housing, addressing district-specific considerations.

DENSITY "FAR" ADJUSTMENTS



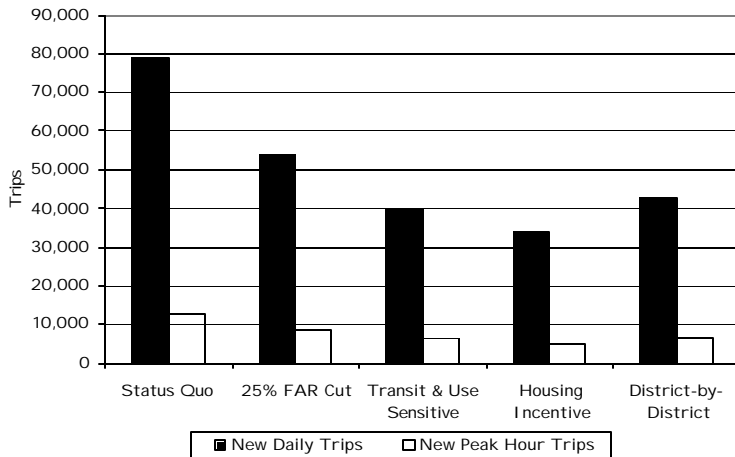
DENSITY “FAR” ADJUSTMENTS

Preliminary Findings on Traffic Impacts:

- If no FAR reductions (Status Quo), traffic conditions become significantly worse at many intersections.
- All other FAR scenarios are measurably better than Status Quo.
- Three scenarios cut traffic growth approximately in half.

DENSITY "FAR" ADJUSTMENTS

Preliminary Findings: New Trips by Scenario

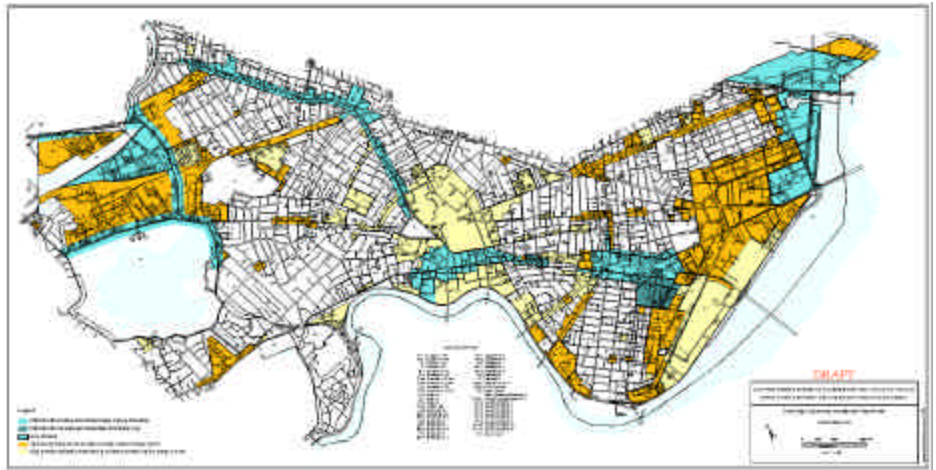


PROJECT REVIEW

What Project Review Accomplishes:

- Involves public in review of large projects
- Addresses local traffic impacts
- Clarifies city's design objectives
- Establishes citywide review

PROJECT REVIEW

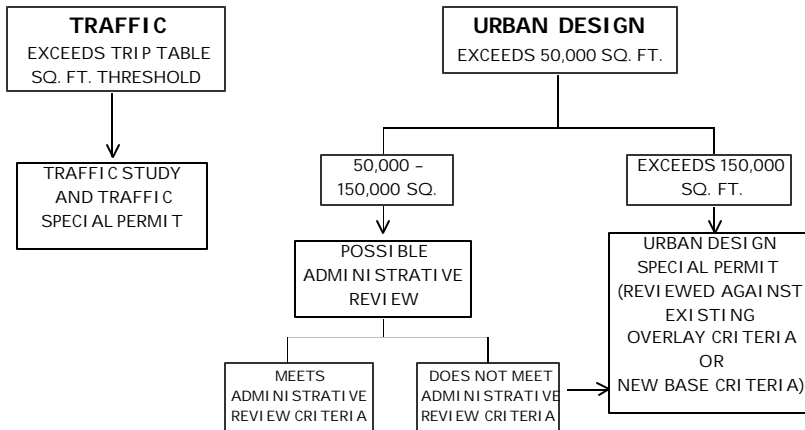


PROJECT REVIEW

Summary of Changes

- Traffic study required for high impact proposals
- Urban design special permit if over 50,000 s.f.
 - Possible Administrative Review if meeting specific design standards 50,000 to 150,000 s.f.

PROJECT REVIEW



PARKING REVISIONS

What Parking Revisions Accomplish:

- Encourage non-auto travel
- Reduce traffic impacts

Summary of Changes:

- Revisions to maximum and minimum parking space requirements for office and R&D uses.
- Special Permit required to exceed maximum parking.

HOUSING OPPORTUNITIES

What They Accomplish:

- Support a richly diverse population
- Provide intermixture of living and work space
- Increase affordable housing opportunities

HOUSING OPPORTUNITIES

Summary of Changes

- Submitted to City Council February 2000
 - Zoning revision that allows housing where now prohibited -- Industry A, Industry B, B-1, B-2 and Industry C -- by Special Permit
- To Be Submitted
 - Zoning revision that eases rules for conversions of industrial/commercial buildings to housing by:
 - allowing more units
 - allowing open space to reflect existing conditions
 - establishing criteria for impacts on neighbors and parking for the required special permit

PROJECTED SCHEDULE

- Planning Board recommendations to City Council July 2000
- Ordinance Committee and Planning Board review with public hearings July - Fall 2000